



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 18, 2013

1311-PUD-10

Exhibit 1

Petition Number: 1311-PUD-10

Subject Site Address: SE Corner of U.S. 31 and 181st Street

Petitioner: Hall and House, LLC

Request: Petitioner requests a change in zoning from the Enclosed Industrial (EI) District to the 181st Street Planned Unit Development (PUD) District.

Current Zoning: Enclosed Industrial

Current Land Use: Light Industrial

Approximate Acreage: 25.64 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Site Plan
4. 181st Street PUD Ordinance

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the October 28, 2013, City Council meeting. The proposal will receive a public hearing at the November 18, 2013, Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on November 18, 2013, at the APC meeting.
 - Notice of the November 18, 2013, public hearing was provided in accordance with the APC Rules of Procedure.
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PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 25.64+/- acres in size and is located at the southwest corner of U.S. 31 and 181st Street. Wheeler Road bounds the Property to the west and a new extension of Sun Park Drive, which is currently under construction as a part of the U.S. 31 Major Moves Project, bisects the Property. The Property was the home of the former Hall and House Lumber Company. The Property is currently zoned Enclosed Industrial (EI) and consists of various light industrial and office uses.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “181st Street PUD”, that would allow for commercial/retail and hospitality uses on the Property. The PUD Ordinance contemplates subdividing the Property into five (5) parcels for future redevelopment purposes. The PUD Ordinance establishes enhanced architectural and development standards, and it also establishes a phasing plan for aesthetic improvements, as well as a phasing plan to convert the entire Property to commercial/retail hospitality uses.

Permitted Uses: The proposed PUD Ordinance defaults to the General Business (GB) District uses. It also includes a list of GB uses that are specifically not allowed within this project. The permitted uses also include a limited list of current enclosed industrial uses that would be permitted for a specified time period (which is up to ten (10) years, as proposed). The phasing of uses is explained further below under Development and Use Sequence.

Development and Architectural Standards: The PUD Ordinance defaults to the GB District and it causes the U.S. Highway 31 Overlay Zone to be inapplicable to the Property; however, the State Highway 32 Overlay Zone is used in the PUD Ordinance as a basis for the Development Standards and Architectural Requirements, with a few modifications.

Development and Use Sequence: The Property offers a unique redevelopment opportunity to reuse a former industrial site for the purposes of commercial uses. As proposed, the PUD Ordinance establishes a timeline for certain improvements to occur. It also establishes a timeline for the phasing out of the limited, existing industrial uses on the Property. In summary, (1) all new construction would be required to fully comply with the development and architectural requirements of the PUD Ordinance; (2) certain landscaping/buffering would be required to be installed by the end of 2014 (which is approximately 12 months after the earliest-possible adoption of the ordinance); (3) all buildings on the Property would be required to fully comply with the development and architectural requirements of the PUD Ordinance by the end of 2023 (which is approximately 10 years after the earliest-possible adoption of the ordinance); and (4) all industrial uses would not be permitted by the end of 2023 (which is approximately 10 years after the earliest-possible adoption of the ordinance).

The phasing plan would result in some immediate aesthetic and screening improvements to enhance the street-view of the Property, while allowing existing uses the opportunity to remain on the site up to ten (10) more years as the area likely redevelops to commercial/retail and hospitality uses.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as part of the Family Sports Capital of America (a.k.a. “Grand Park”) area, as identified in the Family Sports Capital Addendum II of the Comprehensive Plan (the “Addendum II”). The Addendum II anticipates land uses such as hotels, restaurants, retail uses, and other supporting commercial uses (among additional professional and residential uses) will locate within the Grand Park area. At full build-out after the initial ten-year phasing sequence, the proposal would be consistent with the vision of the Addendum II concepts.

Thoroughfare Plan: The recently-adopted amendment to the City’s Thoroughfare Plan identifies both Wheeler Road and the adjacent segment of 181st Street as Secondary Arterials. The Alternative Transportation Plan identifies these corridors as incorporating portions of the Monon Trail and Monon-Midland Loop Trail, respectively. At this time, neither trail extension is anticipated to occur on the subject property, however, but rather on the other side of the respective streets. This segment of the Monon-Midland Loop is anticipated to be a critical and high-volume link between Grand Park and Grand Junction.

DISCUSSION TOPIC

Streetscape Screening: The proposal calls for buffering and landscaping along 181st Street, Wheeler Road, and the western edge of Parcel D. Staff is working with the petitioner to further develop the streetscape screening plan and sequencing strategy. The APC may wish to discuss this item further. An update will be provided at the November 18, 2013 APC meeting.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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STAFF COMMENTS

1. Hold a public hearing at the November 18, 2013, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.